

**To:** Steve Anderson[AndersonS@kccha.org]  
**From:** Chris Hugo  
**Sent:** Thur 1/20/2005 6:08:08 AM  
**Subject:** Re: McConkey Industrial

Hi, Steve:

Mke mentioned this to me recently, but I have to advise caution on the scope of the conversation -- one that will happen in my absence as I will be (b) (6) t day -- as DCD worked extensively with Mr. McConkey to come up with a new Comp Plan policy crafted specifically for that site. We helped sell this "tailored" policy to the Planning Commission and City Council during the Comp Plan adoption process. This policy is extracted here for your information:

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City of Bremerton Comprehensive Plan LU-57 Land Use Element

MI (Marine Industrial)

General development parameters

Structure Type: Industrial, limited retail, office, light manufacturing, and storage that is functionally and physically dependent on the waterfront

Character: Well-planned office and light industrial complexes and/or marine storage that display good site design and are directly linked functionally and through on-site physical circulation and access to the waterfront.

Location: As mapped [note: the map designation is coincident with the McConkey ownership, plus the adjoining Sesko property]

Policy direction:

Provide for appropriate locations for light industrial uses in a well planned complex. Marine Industrial sites should include adequate landscaping, architectural standards, and other site design considerations to assure compatibility with neighboring uses -- especially residential areas. Developments must be consistent with any shorelines and critical areas designations, be functionally linked to water-dependant activities, and provide on-site circulation such that all portions of the site can be accessed from the waterfront through an on-site circulation system.

Discussion: The Marine Industrial designation provides for existing and future areas of marine related light industrial and storage uses. Marine industrial areas feature well-designed sites with landscaping and unified architectural features. Because such uses are sometimes located near residential areas, care must be given to the interface with those less intense areas. There should be no external impacts from light, noise, odors, dust or traffic. Uses should be consistent with the shorelines designation and must protect shorelines values. These sites offer a unique opportunity for Bremerton residents to find commercial services related to the marine environment in convenient locations. Typical activities include boat lifts, marine railways, boat storage, boat maintenance and repair, marine parts fabrication and other commercial or light industrial uses dependent on on-site access to navigable waters and the marine industry.

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Having stated our concern about "new" conversations about the scope of redevelopment (something that would be politically difficult so soon after Plan adoption), Mr. McConkey can certainly use some help in getting that site cleaned up for full utilization as well as attracting investment. I don't know how KCCHA figures into this -- maybe the New Markets Tax Credit? We should have a discussion (b) (6) to insure that all the rowers are facing the same direction in the boat.

Thanks.

Chris